

# Memorandum



**Date:** February 14, 2006

GOB

Agenda Item No. 2 (A)

**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**From:** George M. Burgees  
County Manager

A handwritten signature in black ink, appearing to read "Burgees", written over the printed name of George M. Burgees.

**Subject:** Use of Premium Funds From the First Sale Series A 2005 of the *Building Better Communities* Bond Program - \$5.835 Million

## **RECOMMENDATION**

It is recommended that the Board of County Commissioners (Board) accelerate the allocation of \$3.125 million for the acquisition of land between NW 7<sup>th</sup> Avenue and NW 8<sup>th</sup> Avenue and NW 81<sup>st</sup> Street and NW 83<sup>rd</sup> Street. The land would be used to house the new Northside Police station, a new regional head start facility, and a new public library. The 9.355-acre parcel of land is being offered for sale at \$6.450 million. In the event the land purchase cannot be completed, I will come back to the Board with a recommendation to reallocate the \$3.125 million.

It is further recommended that the Board allocate \$2.71 million for the Tropical America Exhibit at Miami MetroZoo. The Tropical America Exhibit has \$13 million in funding from the *Building Better Communities* (BBC) Bond Program and has a total estimated project cost of \$35 million. The funds are derived from the premium received on the initial bond sale Series 2005 that the County netted an additional \$13.635 million more than originally estimated.

## **BACKGROUND**

On May 17, 2005, the Board approved a project schedule that detailed how the initial \$250 million would be distributed among projects in 2005. On July 7, 2005, Merrill Lynch was awarded the *Building Better Communities* Bond Sale Auction bid with a lower than anticipated rate of 4.529 percent true interest cost. This netted the County \$263.635 million instead of the \$250 million originally anticipated from the Series A 2005 bond sale generating bond premium of \$13.635 million (\$263.635 million less \$250 million). The Board allocated \$7.8 million of the bond premium and \$200,000 from the Series A 2005 bond allocation for the purchase of the property currently housing the Miami Beach Community Healthcare Center located at 710-720 Alton Road, Miami Beach, and has the discretion to allocate the remaining bond premium of \$5.835 million.

Based on staff's initial research of the market, the asking price of \$6.450 million for the 9.355 acres for the Police/CAA/Library facility appears to be in line with comparable sales in the area. However, staff is in the process of obtaining two independent appraisals and will negotiate a purchase price based on the values established by the appraisals. Currently, the Northside station, BBC project #322, has funding in the amount of \$375,000 slated for 2005 and the

balance of the total \$10 million allocation is scheduled to be received over the next eight years. The \$3.125 million being recommended is needed to fully fund their portion of the land, which is estimated at \$3.5 million. The new Northside Police station will replace the current facility at 2950 NW 83 Street. The Department has outgrown this facility and is in need of additional space and updated working areas. The station will be made up of approximately 35,000 sq. ft. and have a vehicle maintenance area. It will mirror the one recently completed in the City of Miami Gardens.

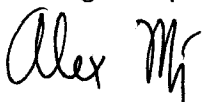
The regional head start facility has funding in the amount of \$1.5 million in 2005 under BBC project #300 which is sufficient to cover their portion of the land purchase. The new regional head start facility will complement the existing 56 facilities throughout the County and provide care for over 200 children in the nearby community. The head start program provides low-income families and children with education and early childhood development, nutritional health programs, disability services, social services, and parent involvement.

The Library Department has the \$1.5 million they would need to cover their portion of the land purchase and the additional funds necessary for construction. This new library is a not part of the bond program and will not receive funding from the bond program. The new library is one of ten in the Library Department's comprehensive Capital Plan and will be approximately 7,500 sq. ft. This library facility will provide much needed library services and programming to this area of Miami-Dade County.

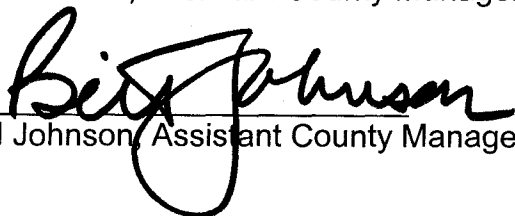
As part of the Miami MetroZoo Master Plan, and partially funded by the BBC Bond Program project #313, the Tropical America Exhibit would cover 27 acres and include the following:

- 20 mammal species;
- 49 bird species;
- 27 reptile species;
- A seemingly endless variety of amphibian, fish, insect and butterfly species; and
- A multiple-use reception area with ample shade and seating for the comfort of our visitors.

With approximately \$13.4 million in commitments toward the total estimated cost of \$35 million already in hand, the Zoological Society of Florida (ZSF) is committed to raising the additional \$21.6 million in construction funds needed for the project. Phase I of the construction of Tropical America project is scheduled to start in March, 2006. The requested premium funds will be used to partially fund the construction of Phase II and provide an immediate source for potential private matching funds for the rest of the project. The ZSF has also committed to establishing an operating and maintenance endowment fund to insure a viable on-going project.



Alex Munoz, Assistant County Manager



Bill Johnson, Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** April 25, 2006

**FROM:** Murray A. Greenberg  
County Attorney

**SUBJECT:** Agenda Item No.

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

Agenda Item No.

4-25-06

RESOLUTION NO. \_\_\_\_\_

RESOLUTION ACCELERATING AN ALLOCATION OF \$3.125 MILLION FOR THE NORTHSIDE POLICE STATION (PROJECT #322) AND \$2.71 MILLION FOR THE TROPICAL AMERICA EXHIBIT AT MIAMI METROZOO (PROJECT #313) FROM THE BUILDING BETTER COMMUNITIES BOND PROGRAM

**WHEREAS**, the Board of County Commissioners adopted eight resolutions on July 20, 2004, that, together, called for a special election on eight general obligation bond questions; and

**WHEREAS**, a special election was held on November 2, 2004, and all eight questions were overwhelmingly approved by the electorate; and

**WHEREAS**, the Northside Police Station is funded in the amount of \$10 million and the Tropical America Exhibit at Miami MetroZoo is funded in the amount of \$13 million from the Building Better Communities Bond Program; and

**WHEREAS**, the acceleration of \$3.125 million towards the Northside Police Station and \$2.71 million towards the Tropical America Exhibit at MetroZoo will secure land for the Northside Police station and allow construction to begin on the MetroZoo exhibit,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board approves the acceleration of \$3.125 million towards the Northside Police Station and \$2.71 million towards the Tropical America Exhibit at Exhibit MetroZoo from Building Better Communities Bond Program funds.

The foregoing resolution was offered by Commissioner ,  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Dennis C. Moss, Vice-Chairman	
Bruno A. Barreiro	Jose "Pepe" Diaz
Audrey M. Edmonson	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 25<sup>th</sup> day of April, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Gerald T. Heffernan